



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #2

April 29, 2014

BZH-27695

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 2200 Park Avenue  
*Project Name:* Sumner T. McKnight Mansion  
*Prepared By:* Paul Mogush, Principal City Planner, (612) 673-2074  
*Applicant:* Commissioner Sue Hunter Weir, Minneapolis Heritage Preservation Commission  
*Project Contact:* Paul Mogush  
*Ward:* 6  
*Neighborhood:* Phillips West  
*Request:* Extension of Interim Protection through April 30, 2015

### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Vacant building
<b>Historic Name</b>	Sumner T. McKnight Mansion
<b>Historic Address</b>	2200 Park Avenue
<b>Original Construction Date</b>	1892
<b>Original Architect</b>	Bertrand & Keith
<b>Original Builder</b>	Sumner T. McKnight
<b>Original Engineer</b>	
<b>Historic Use</b>	Residence
<b>Current Use</b>	Vacant building
<b>Proposed Use</b>	Assisted living

<b>Date Application Deemed Complete</b>	N/A	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	N/A	<b>End of 120-Day Decision Period</b>	N/A

## CLASSIFICATION

Local Historic District	N/A
Period of Significance	TBD
Criteria of Significance	TBD
Date of Local Designation	TBD
Date of National Register Listing	N/A
Applicable Design Guidelines	N/A

## SUMMARY

On April 30, 2013 the Heritage Preservation Commission, in response to a nomination by Commissioner Sue Hunter Weir, established interim protection for the Sumner T. McKnight Mansion at 2200 Park Ave and directed the planning director to prepare or cause to be prepared a designation study of the property. In this case, the designation study is being completed by Commissioner Hunter Weir and her research associate. The designation study is not yet complete, and interim protection is set to expire on April 30, 2014.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection may be extended up to an additional 18 months. The ordinance requires the Heritage Preservation Commission to hold a public hearing on a proposed extension of interim protection.

The property is under new ownership since the time interim protection commenced. On March 24, 2014, the City Planning Commission granted a Conditional Use Permit (BZZ-6355) to allow an assisted living facility with 78 beds at the property, as well as a variance to reduce the vehicle parking requirement from 26 to 8.

On March 11, 2014, staff approved a Certificate of No Change (BZH-28014) for window repair, painting, and mold/asbestos abatement. Work on these repairs has revealed intact features that may contribute to the property's significance and may deepen the scope of the designation.

Extending interim protection through April 30, 2015 will allow the additional time needed for completion of the designation study, including documentation of interior features, and will allow time for the necessary reviews outlined in the preservation ordinance.

## RECOMMENDATION

### **Recommendation of the Department of Community Planning and Economic Development:**

Staff recommends that the Heritage Preservation Commission **extend** interim protection of the property at 2200 Park Avenue to April 30, 2015 or until a decision has been made on the designation, whichever is sooner, to allow for the completion of the designation process.

## ATTACHMENTS

1. Heritage Preservation Commission Actions from April 30, 2013
2. Heritage Preservation Commission Staff Report from April 30, 2013

Link to nomination:

<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms/p-107099.pdf>